



Lebogang Mophiring
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Contact Head Office

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5 Somerset Office Park
5 Libertas Road
Bryanston
2021



SOLE MANDATE

Web Ref RL3524



R4,499,000

 3  2.5  2

Monthly Bond Repayment R46,438.16
Calculated over 20 years at 11% with no deposit.

Transfer Costs R342,899.00 **Bond Costs** R57,265.00
These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Levy R3,500 **Monthly Rates** R3,252

EXCLUSIVE CLUSTER IN BOOMED ROAD IN MORNINGSIDE

Negotiating all offers from R4 499 000

This superb cluster is one of only four in this secure private estate. Downstairs is an entertainers delight with reception rooms all leading onto the covered patio.

Featuring 3 living areas and a central kitchen providing the heart and sole of the home. The kitchen leads onto the patio which overlooks the lovely garden and pool providing seamless entertainment. The dining room is intricately linked to a built in pub via a central gas fireplace, for cosy social evenings.

Upstairs features 3 generously sized bedrooms all with sliding doors onto their own private balcony, with main en suite and the other two bedrooms sharing a full bathroom.

Extras include separate scullery, staff quarters, double garage,
Perfectly situated within close distancer of top schools, numerous shopping...

Features

Pets Allowed Yes

Interior

| | |
|--------------|-----|
| Bedrooms | 3 |
| Bathrooms | 2.5 |
| Kitchens | 1 |
| Recep. Rooms | 3 |
| Furnished | No |

Exterior

| | |
|---------------------|-------|
| Garages | 2 |
| Carports / Parkings | 3 |
| Security | Yes |
| Dom. Accom. | 1 |
| Pool | Yes |
| Views | False |

Sizes

| | |
|------------|-------------------|
| Floor Size | 320m ² |
| Land Size | 991m ² |